



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

65 Sage Meadows Green NW
Calgary, Alberta

MLS # A2319161



\$1,185,000

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Opportunities like this are rare. Perched high on the ridge of Sage Meadows Green — one of Sage Hill's most coveted locations — this custom Morrison Homes walk-out two-storey commands sweeping west-facing views over a protected Environmental Reserve and meandering stream below. Sunsets here aren't something you chase. They find you every evening. The Reserve below will never be developed — and that matters. Ducks, Blue Heron, Red-Winged Blackbirds, Hawks, Owls, Beavers, Muskrats, Deer, and even Moose call it home. The Geese return every spring to raise their families here. If you love nature, this is the home for you. Step inside to solid dark birch hardwood floors, 9' ceilings, and those views — immediately. A flex space welcomes you in — home office, reading nook, or kids' play space — before opening into the main living area. Gas fireplace, in-ceiling speakers carrying your favourite playlist, and large west-facing windows draw you out onto the expansive deck. The kind of view that stops conversations mid-sentence. The kitchen was made for someone who loves to cook and loves to host. KitchenAid appliances, a 36" gas range with stone backsplash, Miele dishwasher, custom cabinetry to the ceiling, granite countertops, and plenty of storage. A large walk-through pantry moonlights as a coffee bar — because mornings here deserve a good start. And that deck just off the main living space — warm evenings after work, a cold drink, good company. This is a place where memories are made. Upstairs, three generous bedrooms. The primary suite faces west, so the last light of day is yours every evening. A large walk-in closet handles even the most well-curated wardrobe, and the ensuite delivers: soaker tub with large window, glass shower, private water closet, and dual vanities

with ample counter space. Two more bedrooms share a full bath with tub surround and shower. A dedicated laundry room keeps life organized, and the sunken bonus room with 9' ceilings is ready for movie nights, weekend gaming, or whatever version of fun your family writes for it. Downstairs carries the same warmth — dark birch hardwood underfoot, gas fireplace, full wet bar, and a covered patio for the moments that need fresh air. There's room for a home gym too, and with the hot tub rough-in already in place, the backyard vision is complete. Double heated car garage with lift-ready ceiling clearance — a quiet nod to the car enthusiast. New shingles, fascia, and metal roof vents for durability (2025), gemstone lighting front and rear, walk-out privacy screens, central vacuum rough-in, water softener, phantom screen, central A/C, and dual-zone furnace. Walking trails, dog friendly, kids playing outside — minutes from groceries, restaurants, fitness centres, and banks. Seclusion and everyday convenience, together. It's an address you'll want to call home. And once you see that sunset from the deck, you'll understand why it's so hard to leave.